

HIGHLAND MEADOWS - 6TH PLAT

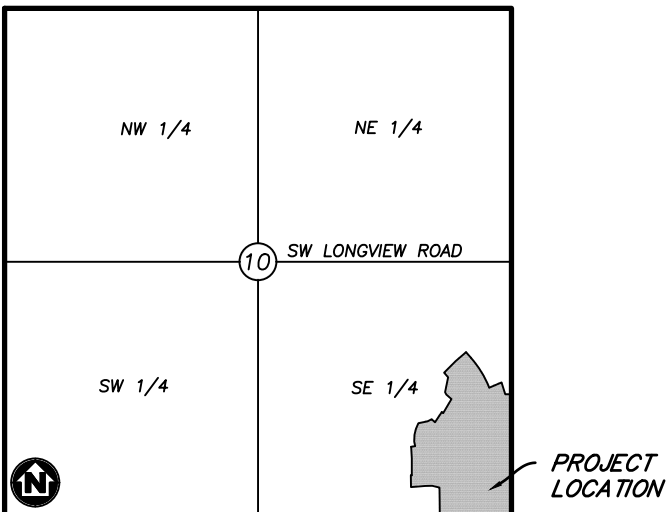
WATER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 10, TWP. 47N, RNG. 32W

DATE: 1/7/2021

LOTS: 160-210 (51 TOTAL)



VICINITY MAP

SECTION 10, TOWNSHIP 47, RANGE 32
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST,
EXCEPT THOSE PARTS PLATTED AS HIGHLAND
MEADOWS FIRST PLAT, HIGHLAND MEADOWS SECOND
PLAT, HIGHLAND MEADOWS THIRD PLAT,
HIGHLAND MEADOWS 4TH PLAT, SUBDIVISIONS IN
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



Know what's below.
Call before you dig.



UTILITY CONTACTS:

SANITARY & WATER:
CITY OF LEE'S SUMMIT
JEFF THORN
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STORMWATER:
CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STREETS:
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

AT&T:
RONALD GIFFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

EVERGY:
DOUG DAVIN
1300 SE HAMBLIN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

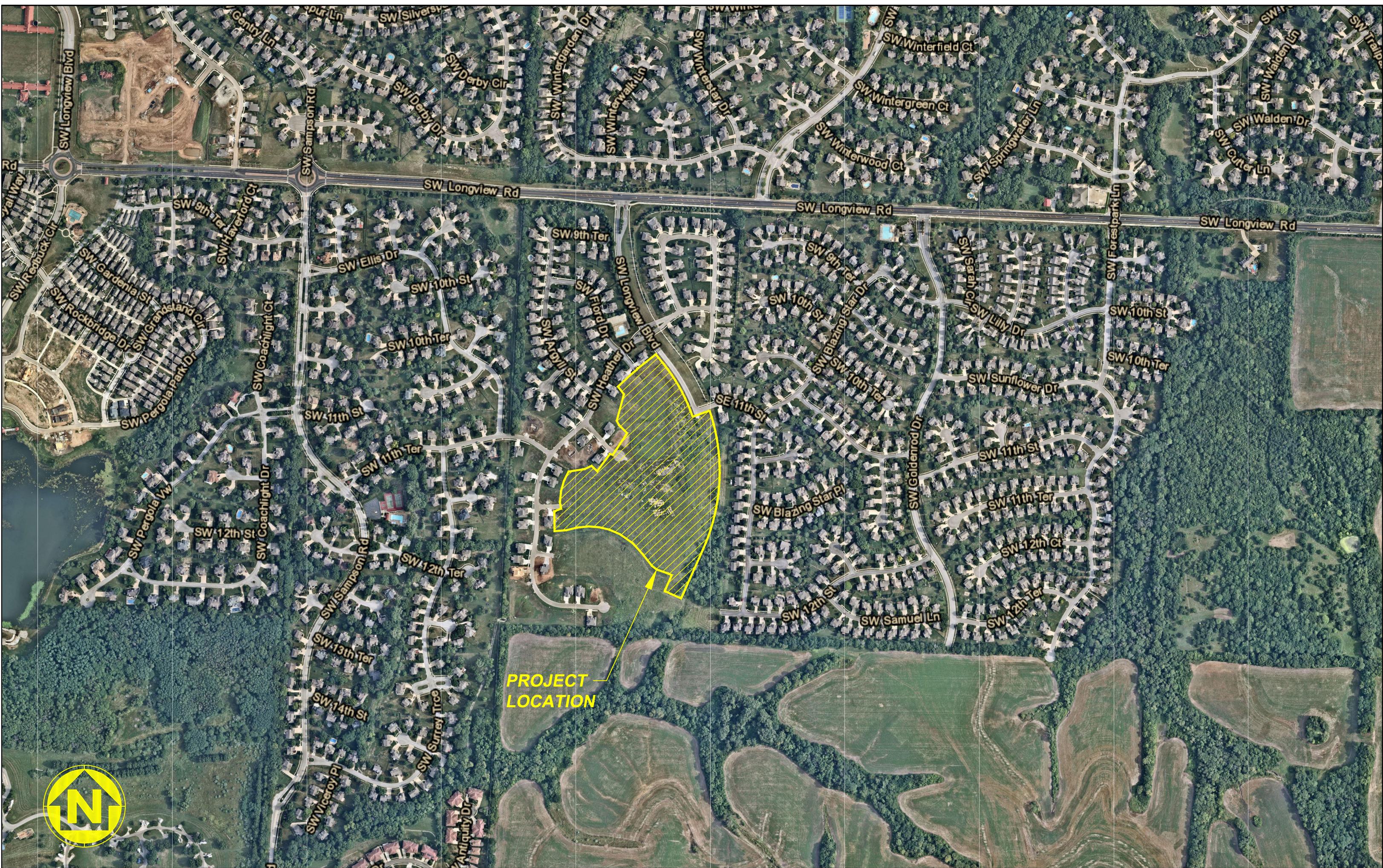
MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

FEMA FLOOD INFORMATION:

THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL
FLOOD HAZARD, PER FEMA FIRM MAP 29095C0418G.
EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS
OF MAP AMENDMENT OR REVISIONS ARE BEING
PROPOSED.

BENCHMARK:

BM #1 N=999843.9665 E=2898946.9717 ELEV=935.04
DESCRIPTION = "JA-148" REFERENCE SYSTEM MONUMENT



WATERSHED: LITTLE BLUE RIVER

DISTURBED AREA: 14.9 AC

SURVEY CONTROL:

COORDINATES ARE BASED ON THE MISSOURI
STATE PLANE COORDINATE SYSTEM, WEST ZONE,
USING JACKSON COUNTY, MISSOURI, GEOGRAPHIC
REFERENCE SYSTEM MONUMENT JA-148 (2003
ADJUSTMENT) AND ARE MODIFIED FROM GRIS
COORDINATES TO GROUND COORDINATES BY
UTILIZING A GRID SCALE FACTOR OF 0.9999020
AT REFERENCE MONUMENT JA-148.

PROJECT ELEVATIONS ARE BASED ON JACKSON
COUNTY, MISSOURI, GEOGRAPHIC REFERENCE
SYSTEM MONUMENT JA-148 (2003 ADJUSTMENT).

"JA-148" - STANDARD KC METRO ALUMINUM
GRS DISK SET IN CONCRETE FLUSH WITH THE
GROUND AND STAMPED "JA-148, 2002" LOCATED
ON THE NORTH SIDE OF 3RD STREET, 12.5 FEET
NORTH OF A SIDEWALK AND 102.5 FEET WEST OF
THE PARKING LOT EXIT OF CEDAR CREEK
ELEMENTARY SCHOOL.

GENERAL NOTES:

- CONTRACTOR SHALL SATISFY THEMSELVES
AS TO THE EXISTING CONDITIONS OF THE
SITE AND HAVE ALL UTILITIES MARKED
PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL POTHOLE ALL
CONNECTION POINTS TO EXISTING UTILITIES
AND POTENTIAL UTILITY CONFLICT
LOCATIONS PRIOR TO ANY CONSTRUCTION
ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY
IF CONFLICT OR DISCREPANCY EXISTS.
- CONTRACTOR SHALL PROTECT EXISTING
STRUCTURES TO REMAIN FROM DAMAGE
DURING DEMOLITION AND CONSTRUCTION.
ANY DAMAGE SHALL BE REPAIRED/
REPLACED TO PRE-CONSTRUCTION
CONDITION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL CONTACT THE CITY'S
DEVELOPMENT SERVICES ENGINEERING
INSPECTORS 48 HOURS PRIOR TO ANY LAND
DISTURBANCE WORK AT (816) 969-1200.

DEVELOPER:

VINCENT WALKER
SUMMIT HOMES KC
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
VINCENT@SUMITHOMESKC.COM
(816) 246-6700

CIVIL ENGINEER:

ZACH MYERS
ANDERSON ENGINEERING, INC.
941 W 141ST TERR
KANSAS CITY, MO 64145
ZMYERS@ANDERSONENGINEERINGINC.COM
(816) 380-4821

PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI

ZACH MYERS, P.E.
MISSOURI P.E. NO. 2012009232

DATE

APPROVED BY:

CITY OF LEE'S SUMMIT, MISSOURI

SHEET INDEX:

CVR - COVER SHEET
C101 - GENERAL LAYOUT
C102 - WATER LINE 6-A PLAN & PROFILE
C103 - WATER LINE 6-B PLAN & PROFILE
C104 - WATER LINE 6-C AND 6-D PLAN & PROFILE
C401 - WATER LINE DETAILS

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE
THE FOLLOWING:

- MOST CURRENT VERSION OF THE DESIGN AND
CONSTRUCTION MANUAL OF THE CITY OF LEE'S
SUMMIT AS ADOPTED BY ORDINANCE 5813.

THE STANDARD SPECIFICATIONS THROUGH AND
INCLUDING THE LATEST AMENDMENTS SHALL BE PART
OF THESE PROJECT DRAWINGS AND SPECIFICATIONS
AND ARE INCORPORATED HEREIN BY REFERENCE. THE
MORE STRINGENT OF THESE STANDARD SPECIFICATIONS
AND THOSE PREPARED BY THE ENGINEER PREPARING
THESE PLANS SHALL GOVERN.

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN
IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE
PROPOSED CONSTRUCTION ACTIVITIES, PER THE
MISSOURI DEPARTMENT OF NATURAL RESOURCES
(MDNR) PERMITTED OIL AND GAS DATABASE, DATED
JUNE 2, 2020.



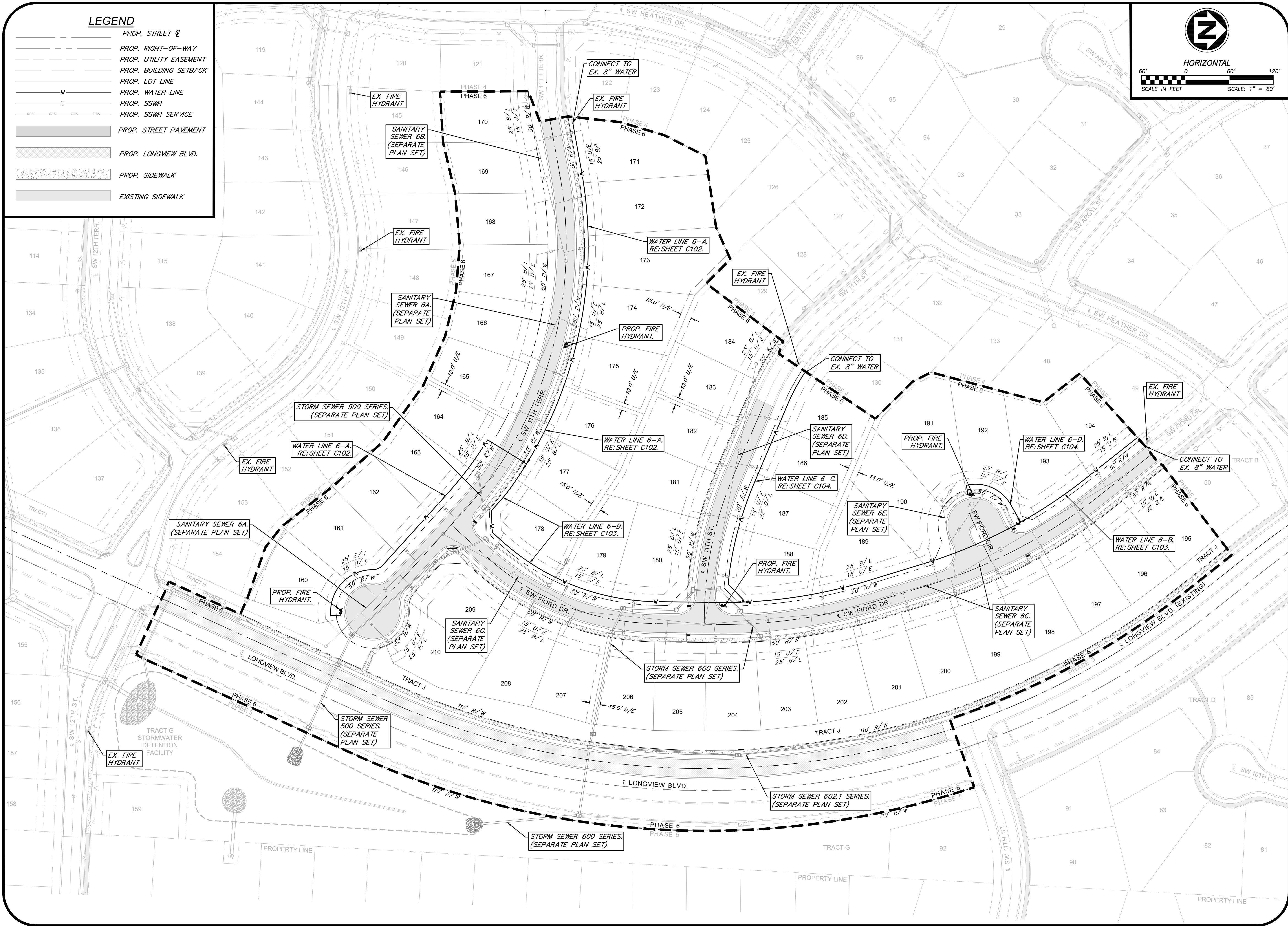
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LICENSE NO.	FE-2012009232		
DATE:	1/7/2021		
ISSUED FOR:	FOR REVIEW		
JOB NUMBER:	20K010058		
MO COA NO.	00062		

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT
COVER SHEET
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
CVR
1 OF 6

Jan 07, 2021 - 11:27am Plotted By: gca © Shared drives KC10 - Land Development\Projects\2020\20K10059 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\WATER MAIN\20K10059 - 6th Plat\01 CIVIL\03-DWG\Sheet\WATER MAIN\20K10059 - 6th Plat - GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT



ANDERSON ENGINEERING
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AE

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REVISIONS				DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC		
				CHECK BY:	ZM		
				LICENSE NO.	PE-2012009323		
				DATE:	1/7/2021		
				ISSUED FOR:	FOR REVIEW		
				JOB NUMBER:	20KC10058		
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The profile view shows the proposed sewer line (thick grey line) and existing ground (dashed line). Key features include:

- Stationing:** 1+00 to 10+00.
- Elevation:** 945 to 1000 feet.
- Proposed Grade:** Indicated by a solid black line.
- Existing Grade:** Indicated by a dashed line.
- Construction Details:**
 - INSTALL 879.7 LF OF 8" C900 PVC
 - MAINTAIN 42" MIN. COVER
 - 90° BEND
 - PROP. SAN. SEWER STA: 6+20.31 ELEV: 969.19
 - GATE VALVE 8"x8"x8" TEE
 - FIRE HYDRANT ASSEMBLY W/ THRUST BLOCKS
- Notes:**
 - BEGIN CONSTRUCTION. CONNECT TO EXISTING. FILED VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION.
 - END CONSTRUCTION. INSTALL FIRE HYDRANT ASSEMBLY W/ THRUST BLOCKS.

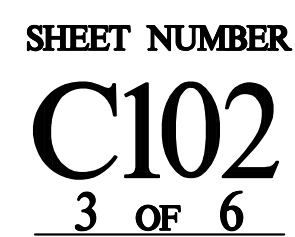
1. *WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.*
2. *PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER WATER MAIN.*
3. *CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.*
4. *CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-1 AND/OR WAT-2.*
5. *PROVIDE FITTINGS AND VALVES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS IF HYDRANTS ARE REUSED ON PROJECT.*

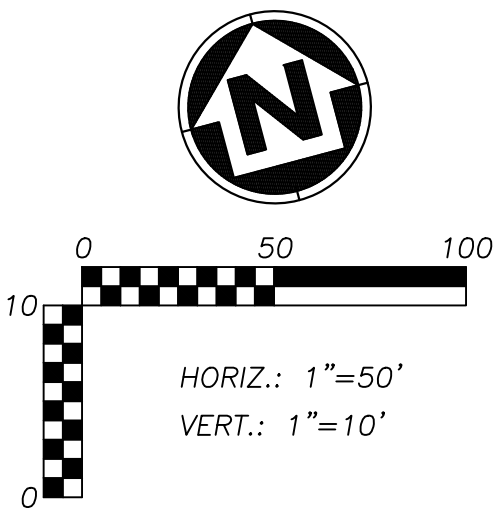
	<i>PROP. STREET C</i>
	<i>PROP. RIGHT-OF-WAY</i>
	<i>PROP. UTILITY EASEMENT</i>
	<i>PROP. BUILDING SETBACK</i>
	<i>PROP. LOT LINE</i>
	<i>PROP. WATER LINE</i>
	<i>PROP. SSWR</i>
	<i>PROP. SSWR SERVICE</i>
	<i>PROP. STREET PAVEMENT</i>
	<i>PROP. LONGVIEW BLVD.</i>
	<i>PROP. SIDEWALK</i>
	<i>EXISTING SIDEWALK</i>

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

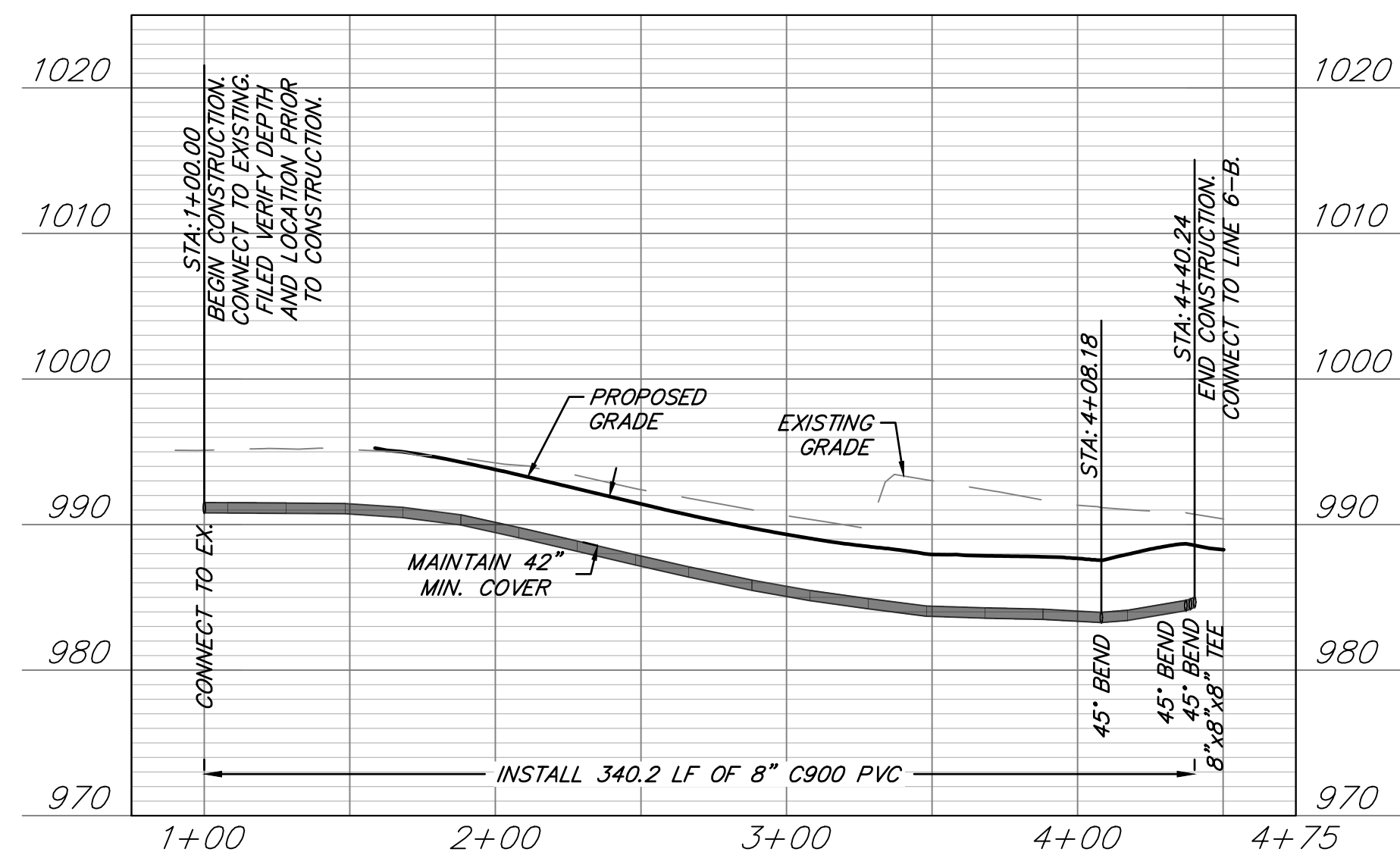
WATER LINE 6-A
PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



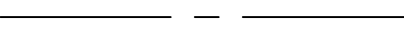
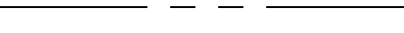
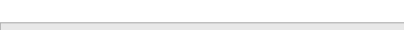


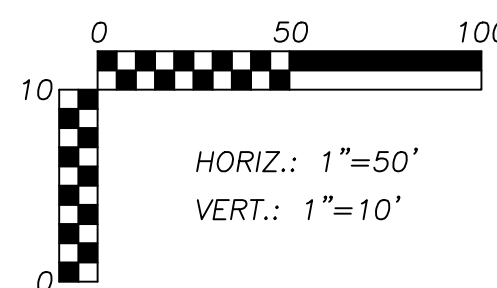
WATER LINE 6-C



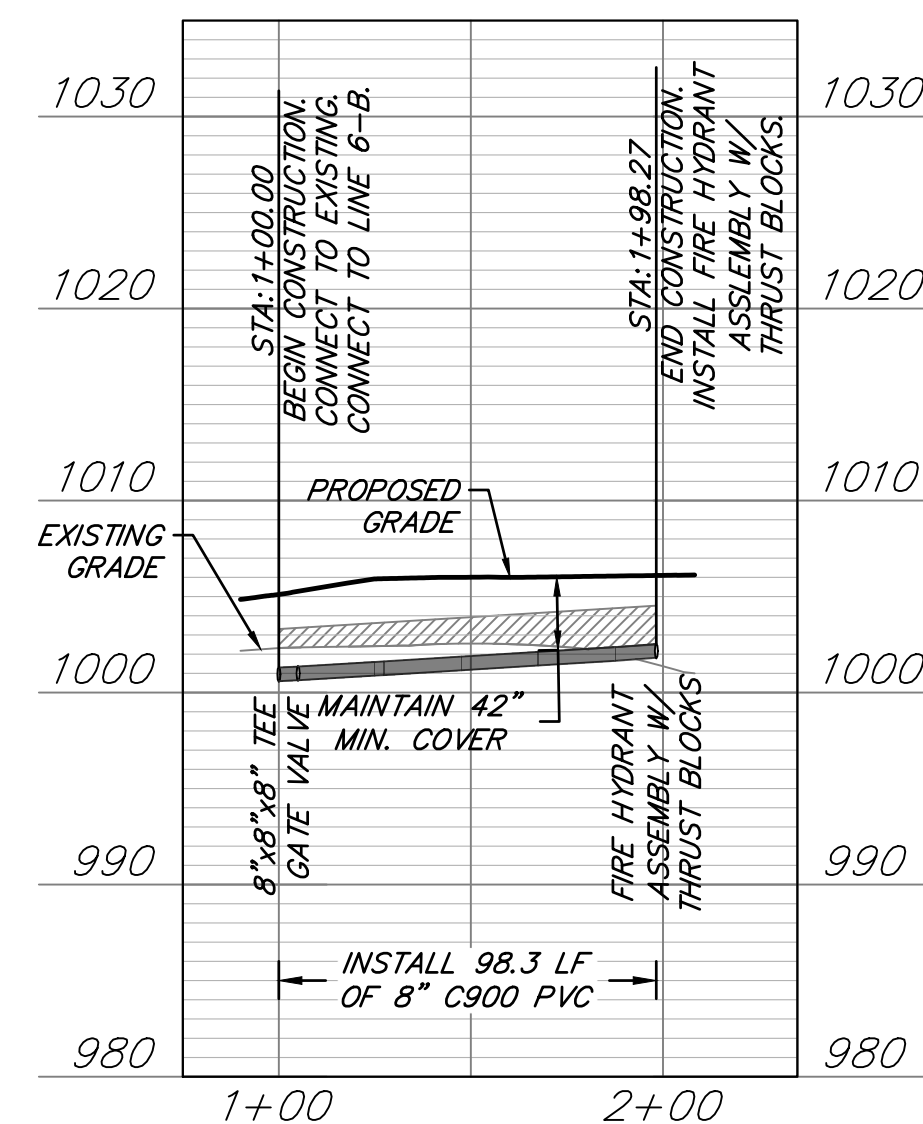
- ## WATER MAIN NOTES:
1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.
 2. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER WATER MAIN.
 3. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM 698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.
 4. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-1 AND/OR WAT-2.
 5. PROVIDE FITTINGS AND VALVES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS IF HYDRANTS ARE REUSED ON PROJECT.
 6. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER MAIN IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

	<i>PROP. STREET C</i>
	<i>PROP. RIGHT-OF-WAY</i>
	<i>PROP. UTILITY EASEMENT</i>
	<i>PROP. BUILDING SETBACK</i>
	<i>PROP. LOT LINE</i>
	<i>PROP. WATER LINE</i>
	<i>PROP. SSWR</i>
	<i>PROP. SSWR SERVICE</i>
	<i>PROP. STREET PAVEMENT</i>
	<i>PROP. LONGVIEW BLVD.</i>
	<i>PROP. SIDEWALK</i>
	<i>EXISTING SIDEWALK</i>
	<i>FILL PRIOR TO INSTALL</i>



WATER LINE 6-D



SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

WATER LINE 6-C AND
6-D PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

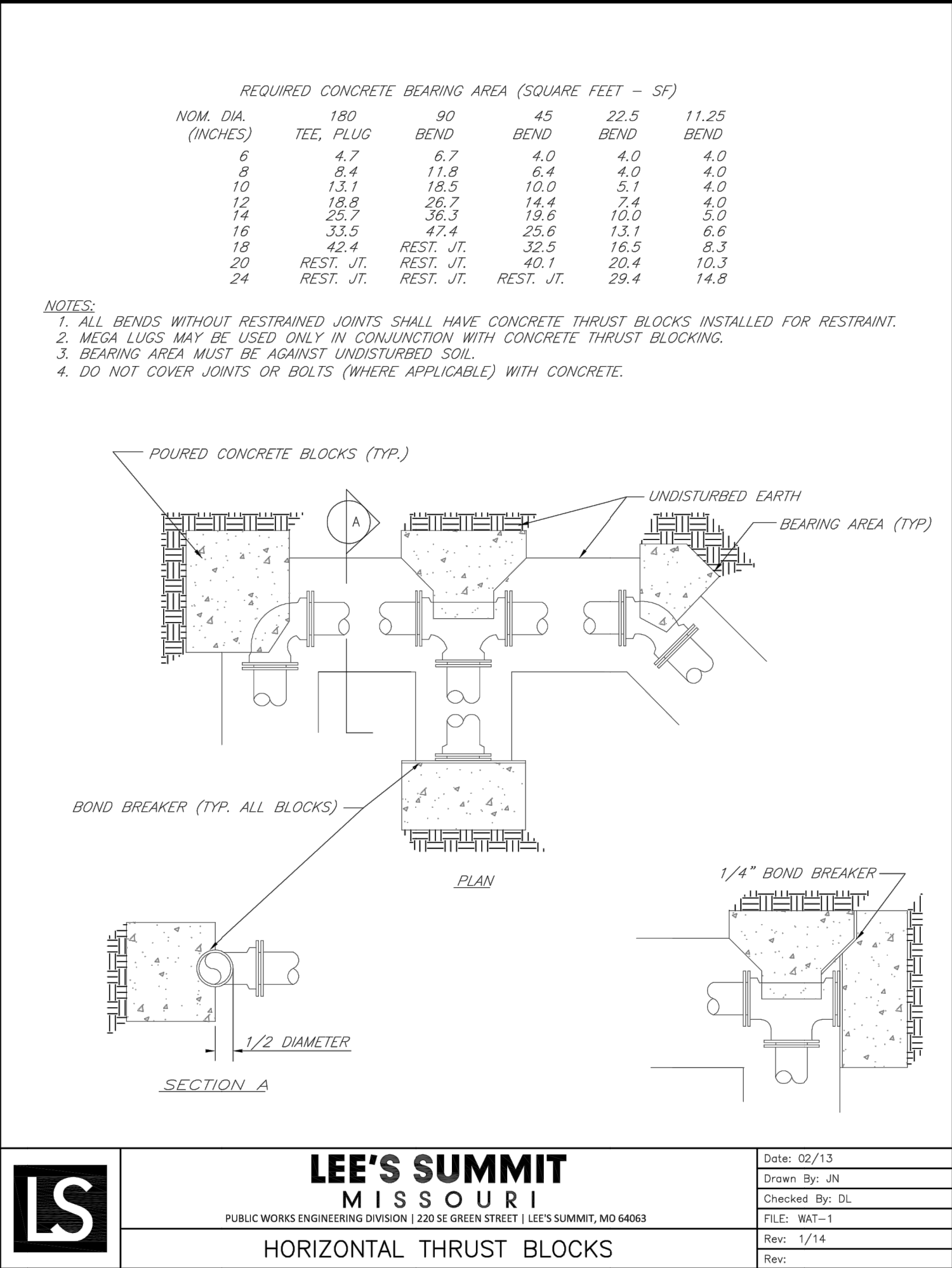


SHEET NUMBER
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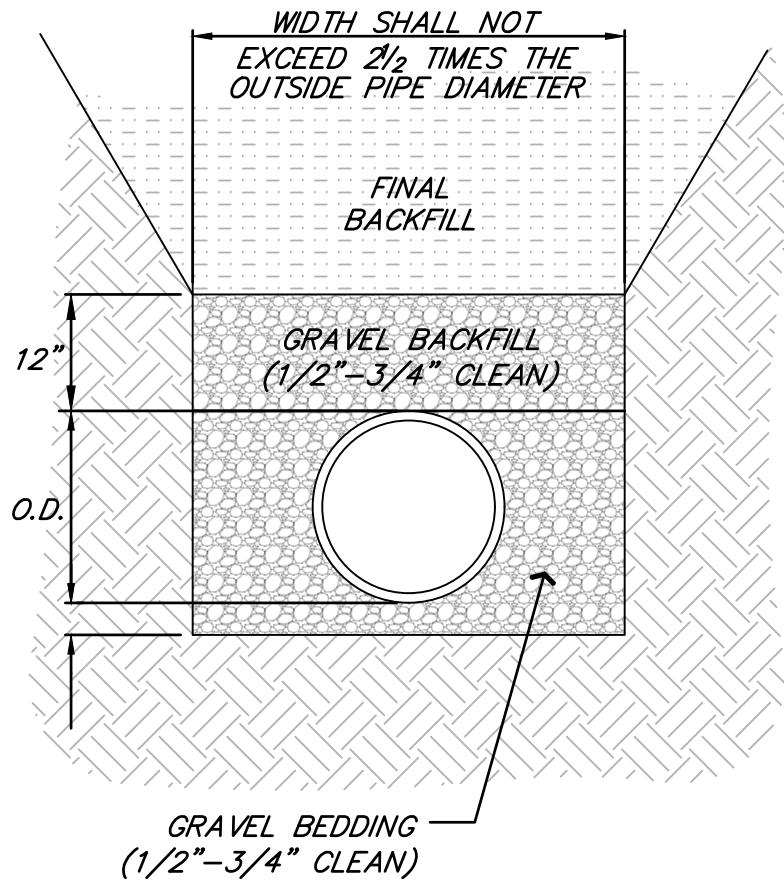
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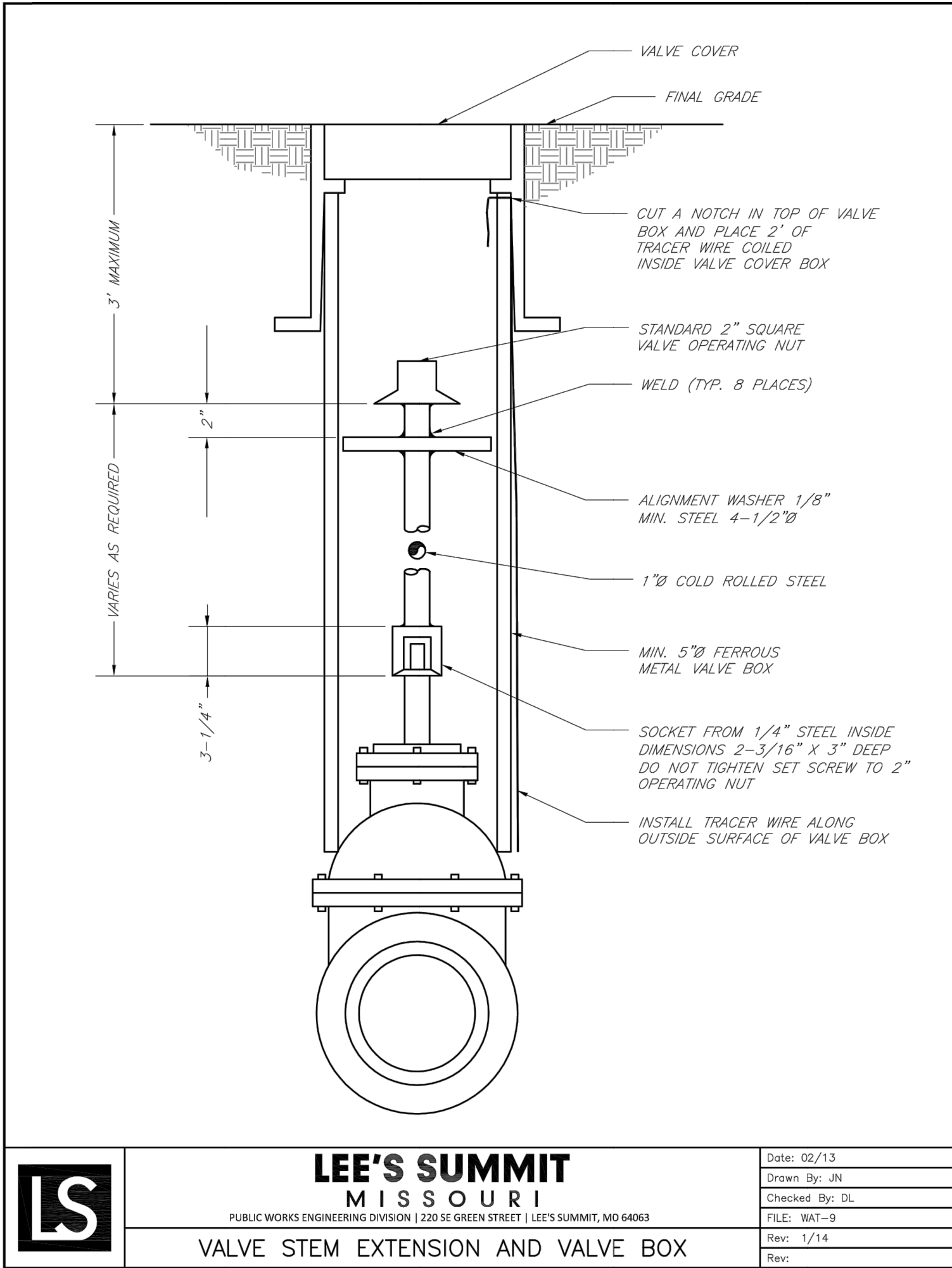
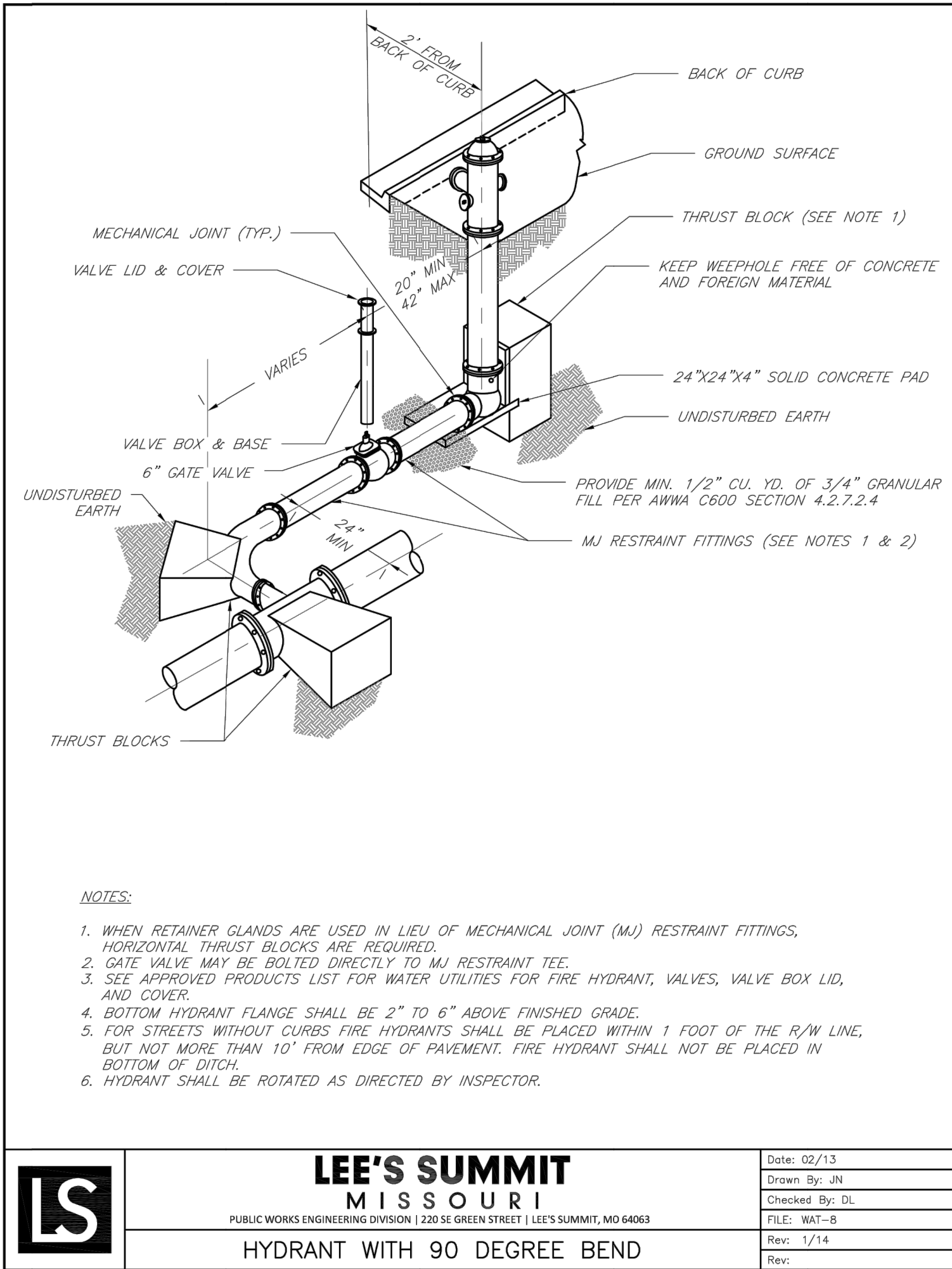
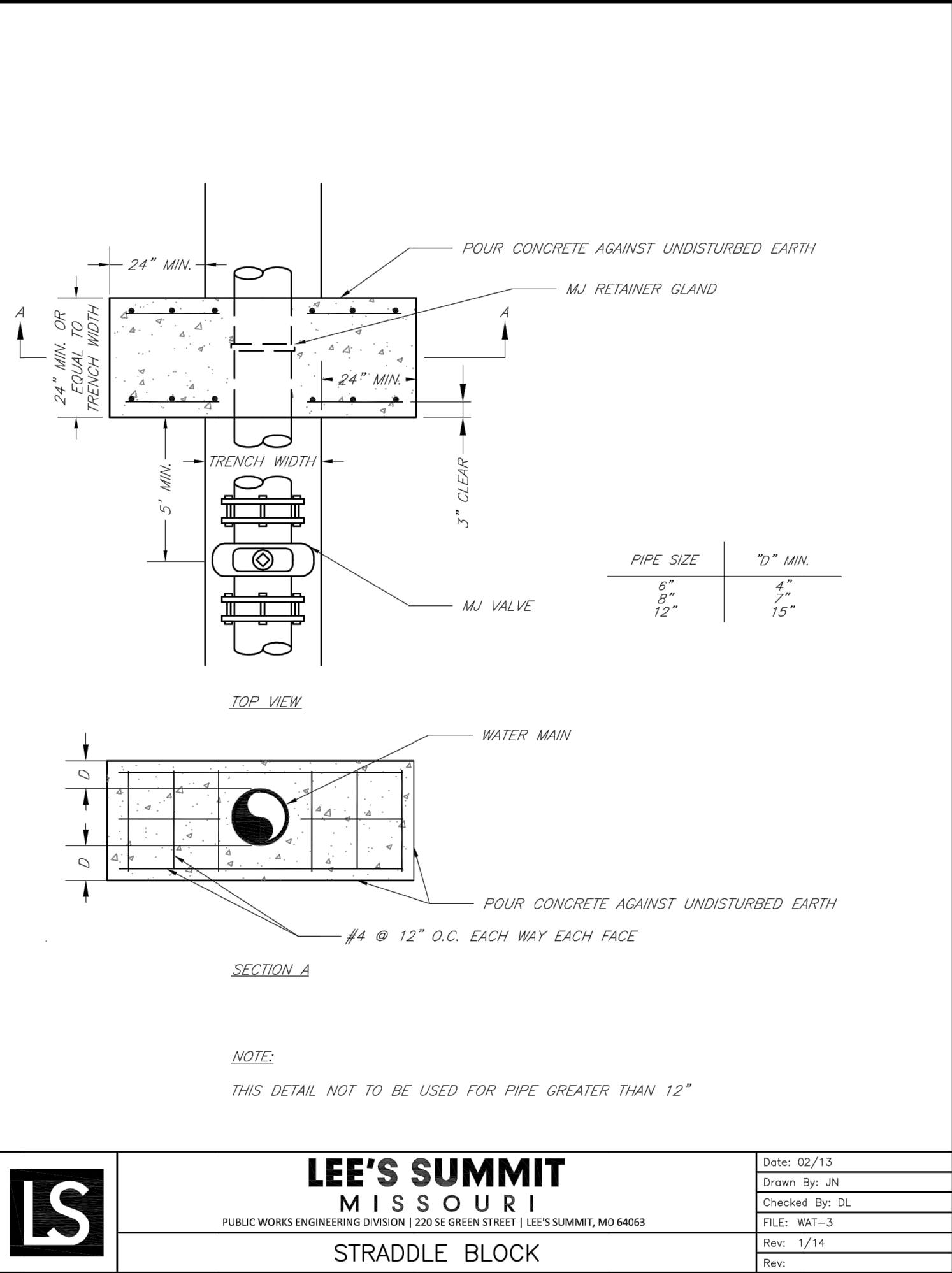


BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
INITIAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
-UNDER OPEN AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
FINAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
-UNDER OPEN AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698



BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"

PIPE BEDDING DETAIL
NOT TO SCALE



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1/7/2021	1/7/2021		
FOR REVIEW	FOR REVIEW		
20KCT0059	20KCT0059		
MO COA NO.	MO COA NO.		
00062	00062		
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

WATER LINE DETAILS

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

ZACH A. MYERS
NUMBER
FE-2012009232
4/7/21

SHEET NUMBER
C401
6 OF 6